

Greenwich Board of Education Minutes of the GHS Front Entry Committee Meeting

DATE: March 16, 2022

LOCATION: Virtual via Google Meet

TIME: 8:00 am

Committee Members Present:

Stephen Walko - Chairman

Jake Allen- Vice Chairman

Maureen Bonanno-Secretary

Ashley Cole

Louis Contadino

Stephanie Cowie

Christina Downey (BOE)

Leslie Moriarty (BET)

Ex-Officio Members Present:

Craig Amundson (RTM)

Ralph Mayo (GHS Principal)

Will Schwartz (DPW)

Dennis Yeskey (P&Z)

Steven Swidler (BOE Staff)

Tom Bobkowski (BOE - Central Office)

Dan Watson (BOE- Central Office)

Lauren Rabin (Board of Selectmen)

Others Present:

David Stein (Silver Petrucelli)

Timothy Nanzer (Silver Petrucelli)

Chris Cykley (CSG)

Not Present:

Megan Galleta

- **Call to Order:** Meeting was called to order by Mr. Walko at 8:00 a.m.
- **Budget Review and Discussion:**
 - Mr. Walko opened the meeting by reviewing the two requests submitted by Silver Petrucelli: (1) for the additional work required by ARC and (2) for the additional landscaping work; along with the construction budget submitted by Silver Petrucelli.
 - Mr. Walko stated that the current budget is \$2,433,000 and does not include the add alternates: the cost of the radiant floor for \$72,000, the plaza curtain wall (the glass to the right of the connector facing the plaza which replaces the glass with

ballistic graded glazing) and the HVAC for the glass corridor. Mr. Walko noted that the HVAC for the corridor should come out of the BOE budget. The other two add alternates totaling \$150,000 would bring the budget up to \$2,580,000 while the amount approved by the BET is \$2,750,000. Mr. Stein stated that there is a placeholder for landscaping included in the amount of \$75,000.

- Mr. Walko noted that the requests from Silver Petrucelli today include \$4,500 for additional ARC work and \$58,000 for landscaping services. Mr. Stein stated that the budget submitted is for the construction and does not include the soft costs which are the fees for Silver Petrucelli and contingencies.
- The \$2,433,000 construction budget does not include contingencies, however, Mr. Stein stated that the updated estimate reflects some of the escalation in construction costs as they have gone back to vendors and more details have been worked out. In the fall of 2021 the estimate was at \$2,100,000 and the current estimate reflects a 10% increase of approximately \$200,000.
- Ms. Downey asked for clarification on the budget and whether there was a separate appropriation for A&E costs. Ms. Moriarty responded that the building committee has two appropriations, the A&E money of \$250,000 and the construction funds of \$2,750,000. Of the \$250,000, if you take away \$160,250 which was signed as part of the architectural contract, that leaves \$90,000 which will cover the 2 proposals being reviewed today. She added that the \$26,550 left is currently unallocated and those funds would be available for whatever we need. Ms. Moriarty suggested that we work up a soft cost budget and also work on finding ways to reduce the cost of the add alternates. Ms. Moriarty asked if all costs are included on the security side.
- Mr. Stein confirmed that \$250,000 was allocated for A&E fees and with the original proposal along with the 2 proposals today leaves a balance. He does not believe there will be additional services. He noted that Silver Petrucelli's fee is fixed and brings them all the way through construction.
- Mr. Stein agreed that the add alternates can be reviewed for cost savings however, they would be smaller items. He also noted that the technology budget needs to be reviewed with Mr. Bobkowski. All of the wiring and infrastructure is in the budget with the absence of monitors at the security desk, or consolidation of any security panels, which typically are considered operating items.
- Mr. Walko recapped that the BET approved \$250,000 for A&E costs, of which we have a contract with Silver Petrucelli for \$160,680 and they are now seeking \$4,500 for the additional ARC money and \$58,700 for landscaping services for a total of \$224,000 in soft costs leaving a balance of approximately \$26,000. He added that the BET approved \$2,750,000 for construction costs. Silver Petrucelli has provided a budget today of \$2,433,000 which includes \$75,000 for landscaping and an escalation for construction but no contingency. There's approximately \$150,000 for add alternates that we have discussed, including ballistic glass for the corridor and radiant heat flooring.
- Ms. Cowie noted that the GHS PTA has set aside \$15,000 for school improvement this year and can add something more specific for next year. She

added that the PTA can also fundraise with the neighborhood. Mr. Walko responded that the \$75,000 for landscaping is likely too low, so additional funding would be helpful.

- Mr. Bobkowski stated that some of the existing security equipment can be relocated, and asked if the new hardware for all of the doors is included in construction costs. Mr. Stein responded that costs were included in the budget for the electrification for card swiping. Mr. Bobkowski stated that they may need additional indoor cameras and Mr. Stein noted that it was not allocated.
- Ms. Moriarty asked if there are expenses needed for the temporary relocation for students to access the building during construction. Mr. Stein responded that there are costs included for logistical fencing related to the contractor but not specific costs relocating students. Mr. Stein worked with Mr. Mayo noted that the administrative offices will be relocated temporarily within the building so a temporary trailer is not needed. Mr. Mayo added that they will be using some classrooms during the summer which will be needed by the start of school. The temporary security desk will be located by the science wing. The main entrance during construction will be in the science wing.
- Mr. Stein stated that they do not need a vote on the budget today but will need the vote when the plans are presented prior to going to the BOE.

- **Motions:**

Motion was made by Jake Allen and seconded by Leslie Moriarty to approve the additional fees to Silver Petrucelli for the ARC review in the amount of \$4,500. The motion was approved. Ms. Galleta was absent.

The Motion Passed 8-0-0

Motion was made by Jake Allen and seconded by Stephanie Cowie to approve payment to Silver Petrucelli for up to \$58,700 for landscaping design services including schematic design and construction documents related to landscaping.

**A Motion to Amend was made by Christina Downey and seconded by Jake Allen to approve proposal to pay Silver Petrucelli in the amount *not to exceed \$34,700* for landscaping design services including schematic design and construction documents related to landscaping. The Motion to Amend was approved. *The Motion to Amend Passed 8-0-0*
Ms. Galleta was absent.**

After discussion, the Motion as amended was approved.

The Motion Passed 8-0-0

Ms. Galleta was absent

- **Discussion on Motion on Landscaping Services Proposal:**

- Mr. Walko noted that the request to pay up to \$58,700 for landscaping services seemed high and after a discussion with Mr. Stein noted that the amount assumes there is back and forth with the town again over multiple iterations. Mr. Walko's view, after speaking with the town, is that they are limited in what they can do with landscaping and this amount may be

higher than it should be. Mr. Walko suggested that the amount should be an “up to a certain amount” number.

- Ms. Downey asked about the \$8,000 drilling allowance and agreed that the number should be a “not to exceed” number. Mr. Stein responded that the proposal was built on the previous experience of working with ARC, so it includes up to 4 meetings included, however, if that can be consolidated in a more efficient way, then it can be reduced. Mr. Stein suggested that the approval should be worded “with not to exceed for schematic design and construction document” and set a drilling allowance. Mr. Stein indicated that the \$8K drilling allowance is based on 2 days, but they may be able to do the work in one day which would be just \$4K. Instead of approving the entire amount, the amount could be reduced.
- Ms. Moriarty clarified that if we authorized \$34,700, which is the design development, that could potentially cover the full amount and we can assess as we move forward. Mr. Stein stated that if the process can be compressed, then the fee will be reduced. Ms. Moriarty asked if the construction administration blends with other efforts and an additional fee may not be necessary. Mr. Stein responded that it depends on how the contractor does the work.

- **Discussion on State Reimbursement, Approvals and Timing:**

- Mr. Walko then updated the committee on the status of the state reimbursement. As of now, the committee has not engaged Mr. Cykley for his services which will likely be an additional soft cost. Mr. Cykley is working with the BOE on other state reimbursements and is expected to come back to the committee with the proposal for his services on this project.
- Mr. Walko stated that he and Ms. Downey have met with Mr. Cykley on the state reimbursement and the Ed Specs. Mr. Walko stated that there is a slight change in scheduling. He noted that the Ed Specs need to be amended to include the landscaping addition imposed by P&Z. In order to get state reimbursement, that specification needs to be included. This proposed amendment to the Ed Specs will go before BOE on March 24th for approval.
- Mr. Walko noted that the building committee will meet again on March 23rd and on April 6th. On April 6th, the committee will vote on the total design, Ed Specs and budget. The project will then go to the BOE and the state for approval.
- Mr. Walko noted that there is still the possibility of getting approval in time to go to bid in early May, award a contract in early June and start construction late June. All plans need to be developed and submitted to the state, including landscaping, by April 6th.
- Ms. Moriarty asked about the structure of the construction arrangement and whether it was construction management at risk so there is a fixed price and the committee hires an owner's rep. Mr. Walko responded that the structure is up to the building committee and is not determined as of yet, but Mr. Walko will meet with town Purchasing and Legal to see about the most efficient way. Mr. Stein

responded that it is currently being presented as a long term general contractor agreement between the town and a single contractor, not a construction manager at risk.

- Mr. Contadino stated that at a 40% level he gives drawings to contractors, is that possible on this project and Mr. Walko responded that this is not allowed on this project.
- Ms. Bonanno asked about the availability of potential contractors who will be able to work with our timeline. Mr. Walko responded that we won't know until we go out to bid.
- Ms. Moriarty asked if the BOE can coverage the fees for Mr. Cykley and Ms. Downey responded that she will look into it.
- Ms. Cole stated that there may be grants available for landscaping that can be explored. Ms. Downey asked about timing from donations from other organizations and if there is anything we can do to facilitate those. Ms. Moriarty responded that the PTA has the ability to provide contributions to GHS and the Tree Conservancy has the ability to donate trees and planting services through Parks and Rec, so these contributions are in addition to what we include as far as the scope of work. There is the ability to accept donations from these two agencies to supplement whatever is funded through the budget.

- **Approval of Minutes:**

Motion was made by Jake Allen and seconded by Ashley Cole to approve the minutes of the March 9th, 2022 meeting. The motion was approved. Ms. Galleta was absent.

The Motion Passed 8-0-0

- **Next Meeting:**

- A meeting will be held on March 23rd, prior to the BOE meeting.

- **Adjourn:**

- The meeting was adjourned by Mr. Walko at 8:56 am.

Submitted by Maureen Bonanno on March 22nd, 2022